

MINUTES

**POSEY COUNTY
AREA PLAN COMMISSION
REGULAR MEETING**

**THE HOVEY HOUSE
330 WALNUT STREET
MT. VERNON, IN 47620**

**DECEMBER 11, 2025
6:00 P.M.**

MEMBERS PRESENT: Mr. Joe Marvel - President, Mr. Greg Newman - Vice President, Mr. John Gerton, Mr. Randy Owens, Mr. Randy Rankin, Mr. Trent Van Haaften- Attorney, Mr. Jerry Cotner, Executive Director, Mrs. Taylor Elmendorf - Administrative Assistant, Mrs. Savannah Axley - Clerical Assistant

MEMBERS ABSENT: Mr. Mark Seib, Mr. Dave Pearce, Dr. Keith Spurgeon, Mrs. Stefani Miller

APPROVAL OF MINUTES FROM LAST REGULAR MEETING: Randy Rankin made a motion in the affirmative to approve the minutes of the last regular meeting as emailed, the motion was seconded by Greg Newman. **Roll Call Vote (5-0). Yes. Motion Carried.**

APPROVAL OF 2026 MEETING DATES AND FILING DEADLINES: Greg Newman made a motion in the affirmative to approve the 2026 Meeting Dates and Filing Deadlines, the motion was seconded by Randy Rankin. **Roll Call Vote (5-0). Yes. Motion Carried.**

Mr. Joe Marvel made a statement to the applicants that they could choose to table their application without penalty due to the Area Plan Commission only having five members present.

DEVELOPMENT PLAN APPLICATION SECS TIER 3:

DOCKET NO: 2025-05-SECS-3-APC
APPLICANT: Amanda Simpson, Amerlight Power
OWNER: Michael W. & Jayne E. Allerellie
PREMISES: Part of the Southwest Quarter Section 14, Township 5 South, Range 12 West, lying in Robinson Township, Posey County Indiana. More commonly known as 3180 Luigs Rd., Wadesville, Indiana. Containing 4.13 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: The applicant requests Development Plan approval for a Solar Energy Conversion System (SECS) – Tier 3 in an Agricultural Zoning District.

Mr. Marvel confirmed with Mr. Cotner that the applicant met all the requirements for notification per the statute.

Mr. Marvel confirmed no board member had any conflicts of interest.

Amanda Simpson – 2800 Lynch Rd., Evansville, IN 47711, here to speak on behalf of the application.

No comments from the public.

Mr. Marvel confirmed with Mr. Cotner there were no emails, phone calls, or letters.

Mr. Marvel opened the floor to the committee for discussion or action.

Motion was made by Randy Rankin to approve the Development Plan Application 2025-05-SECS-3-APC. John Gerton seconded the motion. **Roll Call Vote (5-0) Yes. Motion Carried.**

REPLAT:

DOCKET NO: 25-13-S-APC

APPLICANT: Greg Kissel – Kissel Land Surveying, LLC

OWNER: James & Julie Gerst

PREMISES: Part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 5 South, Range 12 West, lying in Center Township, Posey County, Indiana. More commonly known as 7260 Addison St., and off Main St., Wadesville, Indiana. Containing 2.00 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

APPLICANT/OWNER OF THE ABOVE-DESCRIBED PROPERTY HAS REQUESTED:

Approval of Replat of Major Subdivision Plat in a B-2 Zoning District under The Subdivision Control Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

Mr. Marvel confirmed with Mr. Cotner that the applicant met all requirements for notification per the statute.

Mr. Marvel confirmed no board member had any conflicts of interest.

Zach Boop – 104 S. Walter St., Ft. Branch, IN 47648, office 1263 W. 900 S, Ft. Branch, IN 47648 here to speak on behalf of the application.

No comments from the public.

Mr. Marvel confirmed with Mr. Cotner there were no emails, phone calls, or letters.

Mr. Marvel opened the floor to the committee for discussion or action.

Motion was made by Greg Newman for preliminary approval for replat of Major Subdivision and to give the Executive Directory authorization to give final approval after 30 days has elapsed. The motion was seconded by Randy Rankin. **Roll Call Vote (5-0) Yes. Motion Carried.**

SITE DEVELOPMENT PLAN:

APPLICANT: Michael Dauby
OWNER: Martin & Bayley Inc.
PREMISES: Lot Number One (1), Two (2), Thirteen (13), Fourteen (14), and Fifteen (15) of Northwestern Enlargement along with the adjacent alley of the City of Mt. Vernon, Indiana, in Black Township, Posey County, Indiana. More commonly known as 631 W. 4th St., Mt. Vernon, Indiana. Containing 1.0000 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

APPLICANT/OWNER OF THE ABOVE-DESCRIBED PROPERTY HAS REQUESTED:

Approval of site development plans (kitchen addition) in a CG - Commercial General Zoning District under The Zoning Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

Mr. Marvel confirmed with Mr. Cotner that the applicant met all the requirements for notification per the statute.

Mr. Marvel confirmed no board member had any conflicts of interest.

Darrin Helms – 15 NE. 3rd St., Washington, IN 47501, here to speak on behalf of the application.

No comments from the public.

Mr. Marvel confirmed with Mr. Cotner there were no emails, phone calls, or letters.

Mr. Marvel opened the floor to the committee for discussion or action.

No members had any additional comments on Finding of Facts.

Randy Rankin motioned to approve the Finding of Facts seconded by John Gerton. **Roll Call Vote (5-0), Yes. Motion**

A motion was made by Randy Rankin to approve the Site Development Plan contingent upon the State Design Release, motion seconded by Greg Newman. **Roll Call Vote (5-0), Yes. Motion Carried.**

SITE DEVELOPMENT PLAN:

APPLICANT: Zach Goebel
OWNER: Posey County Resources, LLC
PREMISES: Part of Section 35, Township 4 South, Range 13 West of the Second Principal Meridian in Harmony Township, Posey County, Indiana. More commonly Known as off Old Evansville Rd., Poseyville, Indiana. Containing 14.45 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

APPLICANT/OWNER OF THE ABOVE-DESCRIBED PROPERTY HAS REQUESTED:

Approval of site development plans (trash transfer station, future maintenance shop and office building) in a M-2 (Manufacturing Medium/Heavy) District under The Zoning Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

Mr. Marvel confirmed with Mr. Cotner that the applicant met all the requirements for notification per the statute.

Mr. Marvel confirmed no board member had any conflicts of interest.

Brian Moench – 4000 County Road 850 E., Plainfield, IN 46168, here to speak on behalf of the application.

No comments from the public.

Mr. Marvel confirmed with Mr. Cotner there were no emails, phone calls, or letters.

Mr. Marvel opened the floor to the committee for discussion or action.

No members had any additional comments on Finding of Facts.

John Gerton motioned to approve the Finding of Facts seconded by Greg Newman. **Roll Call Vote (5-0), Yes. Motion**

A motion was made by Randy Rankin to approve the Site Development Plan contingent upon IDEM approval and State Design Release, motion seconded by John Gerton. **Roll Call Vote (5-0) Yes. Motion Carried.**

COMPLAINTS - TABLED:

348 W. 9th St., MV (Primary Investments, LLC)

Michael Hayden - 348 W. 9th St., Mt. Vernon, IN asked for a 30-day extension to clean up more of the property, stated that he has some fence up around property.

Randy Owens made motion to give a 30-day extension for the complaint at 348 W. 9th St., Mt. Vernon, IN motion seconded by John Gerton. **Roll Call Vote (5-0) Yes. Motion Carried.**

302 Coronado Dr., MV (Parker)

Mr. Trent Van Haaften gave update after having court hearing on November 24, 2025. The judge gave owner a \$100 fine.

DIRECTOR'S REPORT

Jerry Cotner handed all board members a report showing all permits issued.

APPROVAL OF PAYROLL AND BILLS

Greg Newman made a motion to approve payroll and bills, seconded by Randy Rankin. **Motion Carried.**

REPORT OF COLLECTIONS

A motion was made in the affirmative by Randy Rankin and seconded by John Gerton to approve collections. **Motion Carried.**

CITIZEN CONCERNS

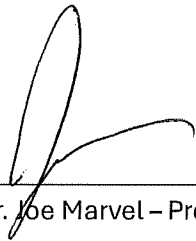
None.

OTHER BUSINESS

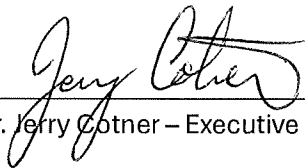
Mr. Joe Marvel gave UDO update. Inviting everyone to the Open House December 20th, 2025, 8:30am-11:30am at the Poseyville Community Center and 1:30pm-4:30pm at the Hovey House.

ADJOURNMENT

Randy Owens made a motion to adjourn the meeting at 7:07p.m. The motion was seconded by Randy Rankin. **Motion Carried.**

A handwritten signature in black ink, appearing to read "Joe Marvel", written over a horizontal line.

Mr. Joe Marvel – President

A handwritten signature in black ink, appearing to read "Jerry Cotner", written over a horizontal line.

Mr. Jerry Cotner – Executive Director

FINDINGS OF FACT
POSEY COUNTY RESOURCES, LLC
BUILDING ADDITION

I, John Gerton, make a motion in the findings of fact be made as follows

1. Development is compatible with surrounding land use. The current zoning of this parcel is M2, this is compatible with surrounding land use.
2. Water, septic, and other utilities are available – There is a drainage plan.
3. The design and location of the entrance and streets are favorable to health, safety, convenience and are harmonious to the development and adjacent developments.
4. The plan meets the setback requirements with maintaining uniformity of current building setbacks in area.
5. The plan meets the building coverage requirements for the M-2 District.
6. The plan meets building separation.
7. The plan meets vehicle and pedestrian circulation.
8. The plan meets parking requirements.
9. Landscaping. Not applicable.
10. Building Specs – Transfer Station 9920 sq.ft., Maintenance Shop 8000 sq.ft., Office Building 3200 sq.ft.
11. Signage has been discussed and meets the ordinance.
12. Recreation space - Not Applicable.
13. The plan meets outdoor lighting requirements.
14. The development is in conformance with the Zoning Ordinance for the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County Zoning Ordinance and with the Posey County Comprehensive Plan.

Motion seconded by: Greg Newman

Adopted by Posey County Area Plan Commission

[Signature]
President, Posey County Area Plan Commission

12/11/25
Date

FINDINGS OF FACT
MARTIN & BAYLEY
1,142 Sq. Ft. KITCHEN ADDITION

I, Randy, make a motion in the findings of fact be made as follows

1. Development is compatible with surrounding land use. The current zoning of this parcel is CG; this is compatible with surrounding land use.
2. Water, sewer, and other utilities are available.
3. The design and location of the entrance and streets are favorable to health, safety, convenience and are harmonious to the development and adjacent developments. Nothing is changing on the site with the existing traffic flow. Very minimal impact.
4. The plan DOES NOT meet the setback requirements with maintaining uniformity of current building setbacks in area. A Variance has been requested
5. The plan meets the building coverage requirements for the CG District.
6. The plan meets building separation.
7. The plan meets vehicle and pedestrian circulation. No changes to vehicle circulation.
8. The plan meets parking requirements.
9. Landscaping – Landscaping detail listed on site plan.
10. Building Specs 1,142 Sq. Ft. Addition.
11. Signage-possible signs on building.
12. Recreation space - Not Applicable.
13. The plan meets outdoor lighting requirements.
14. The development is in conformance with the Zoning Ordinance for the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County Zoning Ordinance and with the Posey County Comprehensive Plan.

Motion seconded by: John

Adopted by Posey County Area Plan Commission

[Signature]
President, Posey County Area Plan Commission

12/11/25
Date



SITE DEVELOPMENT PLAN

Posey County Resources, LLC.

Zach Goebel

5222 Highway 66

Poseyville IN 47633

Presented by

Moench Engineering P.C.

12.11.2025



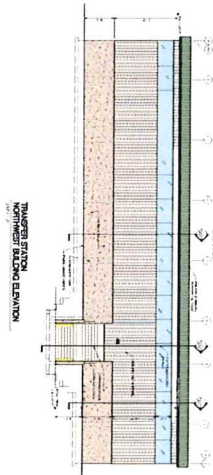
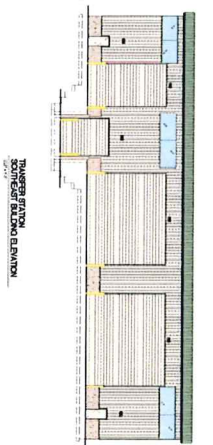
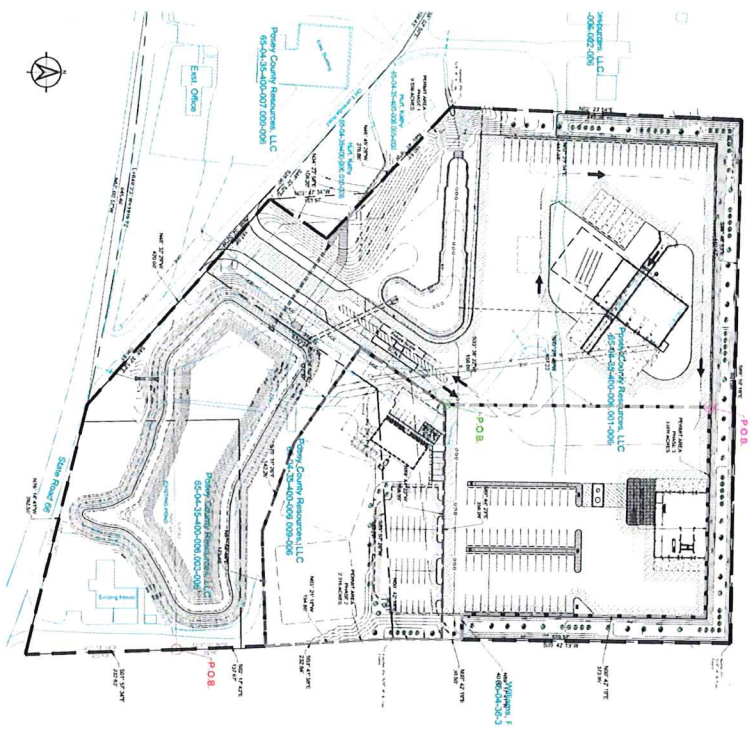
Request for Approval

Applicant / Owner has requested approval of site development plans (trash transfer station, future maintenance shop and office building) in a M-2 (Manufacturing Medium / Heavy) District under the Zoning Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

Previous Approvals

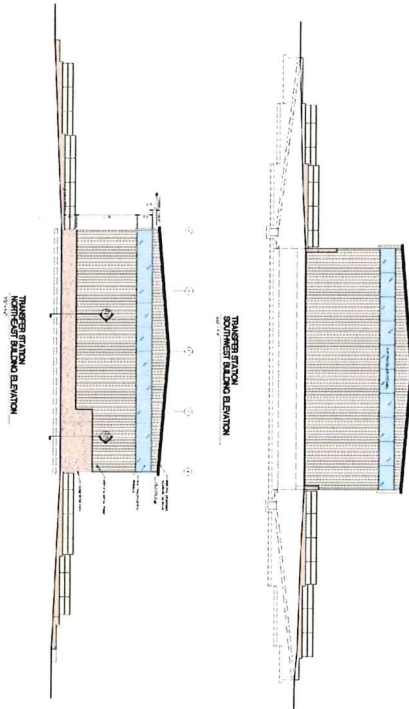
- ▶ July 2024 - Special Exception for Waste Transfer Station
 - ▶ Basis of Approval
 - ▶ Site Plan
 - ▶ Perimeter screen composed of earthen mounds and trees
 - ▶ Position of Transfer Building on property
 - ▶ Controlled ingress/egress and perimeter security
 - ▶ Controlled stormwater management
 - ▶ Waste Transfer and Recycling Building
 - ▶ Enclosed facility with concrete floor to transfer/sort waste streams
 - ▶ Approved by Indiana Department of Environmental Management
 - ▶ Routine, unannounced inspections by Indiana Department of Environmental Management
 - ▶ Approval and inspections include adherence to an Operations Plan
 - ▶ Community and local business benefits

Special Exception – Basis of Approval



FEATURE LEGEND

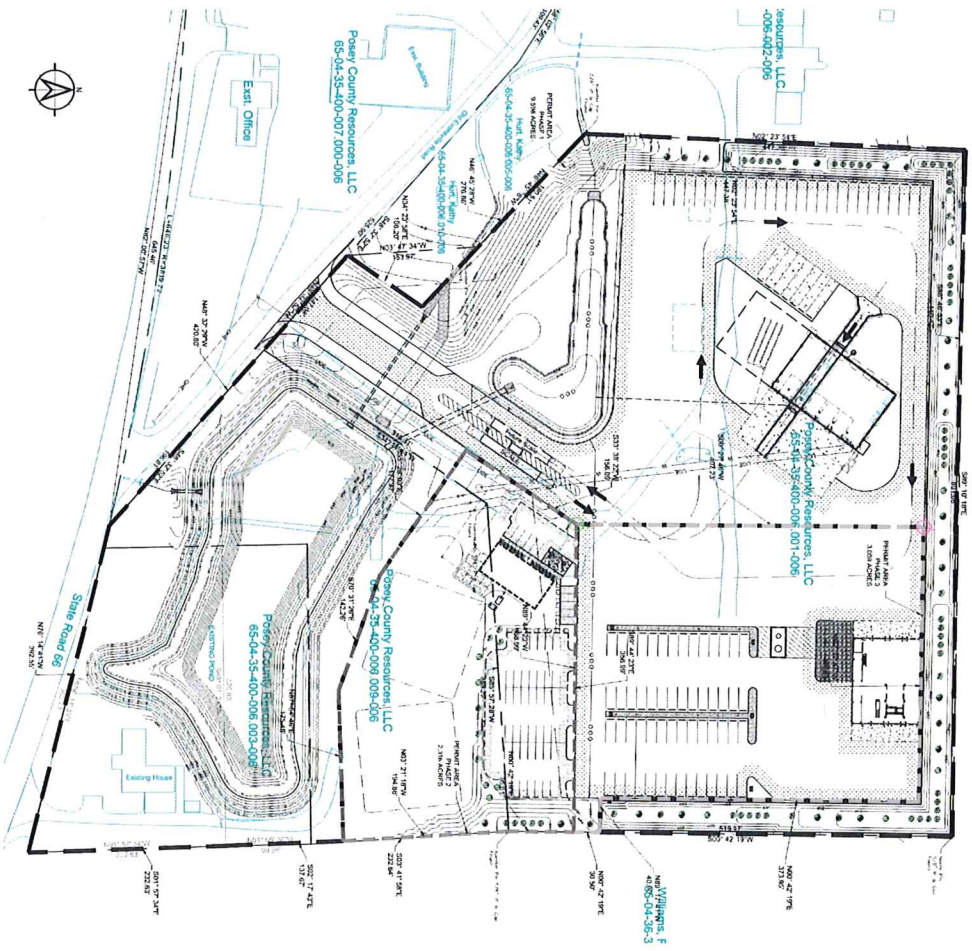
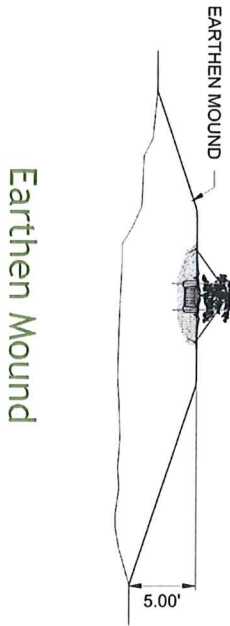
[Symbol]	TRANSlucent PANEL
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[Symbol]	CONCRETE WALL



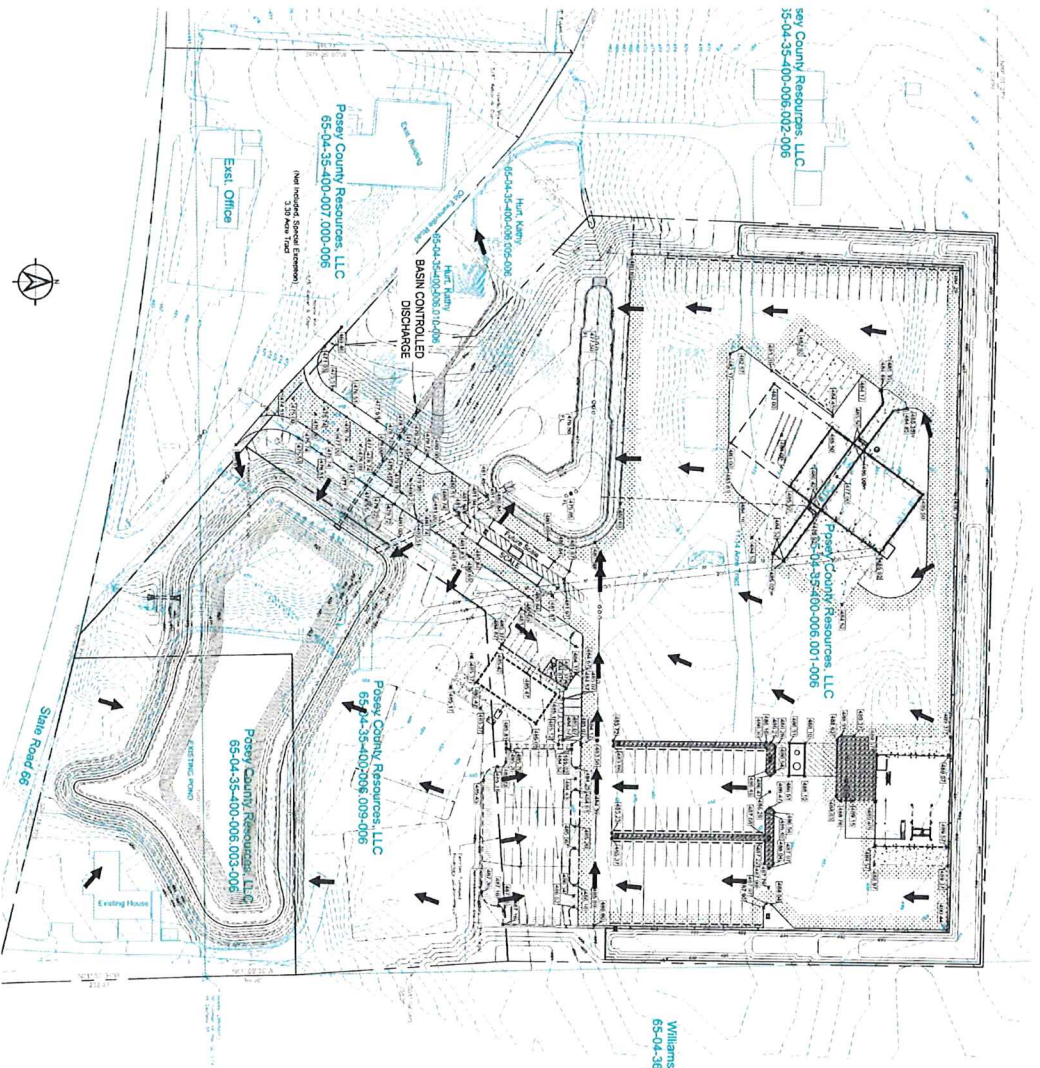
Existing Conditions



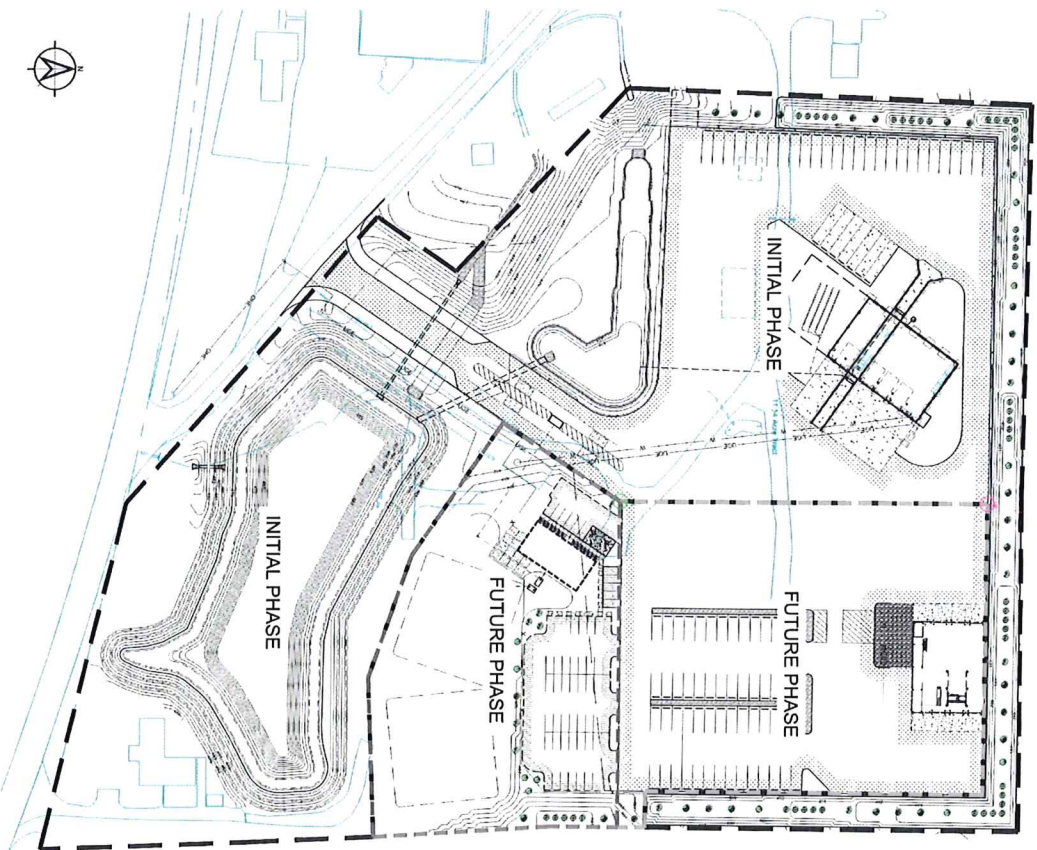
Proposed Conditions



Grading / Stormwater Management



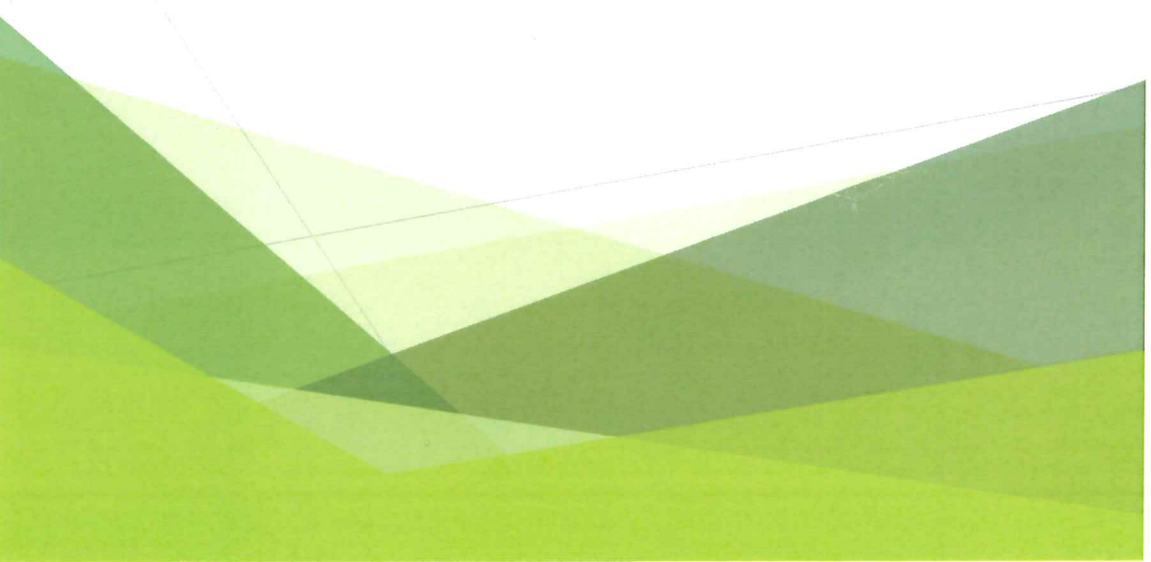
Overall Site Plan



In closing:

- ▶ Favorable acceptance of overall site plan
- ▶ Initial phase to begin immediately
- ▶ Other phases will be business driven, within 6 years

We are hopeful for your support and approval



Directors Report December 2025



Permits Issued - Improvement Location

Date From 11/11/2025 and Date To 11/30/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation						
Imp Loc Cell Tower													
11/05/2025	ILP-25-374	10740 WALLER HILL RD, POSEYVILLE	Imp Loc Cell Tower	65041010000600C 0	Melissa White - Crown Castle	25.00	\$8,000						
11/29/2025	ILP-25-389	1101 STATE ROAD 62, MT VERNON	Imp Loc Cell Tower	65161110000800C 0	BLAKE LOWRANCE - MASTECC	25.00	\$20,000						
<hr/>													
<table border="0"> <tr> <td style="text-align: right;">Count</td> <td style="text-align: right;">2</td> </tr> <tr> <td style="text-align: right;">Fees</td> <td style="text-align: right;">\$50.00</td> </tr> <tr> <td style="text-align: right;">Valuation</td> <td style="text-align: right;">\$28,000.00</td> </tr> </table>								Count	2	Fees	\$50.00	Valuation	\$28,000.00
Count	2												
Fees	\$50.00												
Valuation	\$28,000.00												
Imp Loc Commercial Addition													
11/05/2025	ILP-25-376	2900 BLUFF RD, MT VERNON	Imp Loc Commercial Addition	65150940000660C 0	Jerrold Prather - Nutrien US LLC	25.00	\$2,500,000						
<hr/>													
<table border="0"> <tr> <td style="text-align: right;">Count</td> <td style="text-align: right;">3</td> </tr> <tr> <td style="text-align: right;">Fees</td> <td style="text-align: right;">\$75.00</td> </tr> <tr> <td style="text-align: right;">Valuation</td> <td style="text-align: right;">\$2,528,000.00</td> </tr> </table>								Count	3	Fees	\$75.00	Valuation	\$2,528,000.00
Count	3												
Fees	\$75.00												
Valuation	\$2,528,000.00												
Imp Loc Commercial New Building													
11/12/2025	ILP-25-378	1301 Country Club Road	Imp Loc Commercial New Building	65270710001100C 0	Danny Martin - Danco Construction, Inc	25.00	\$12,291,000						
<hr/>													
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Count	4												
Fees	\$100.00												
Valuation	\$14,819,000.00												
Imp Loc Ground Sign													
11/18/2025	ILP-25-383	E1/2 E1/2 SE SW 7-7-13 15.A	Imp Loc Ground Sign	65150730003700C 0	Allison Elpers - Custom Sign & Engineering Inc.	25.00	\$10,500						

Permits Issued - Improvement Location

Date From 11/11/2025 and Date To 11/30/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation
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Imp Loc New Mobile Home

11/03/2025	ILP-25-371	12900 CAVALIER LN, POSEYVILLE	Imp Loc New Mobile Home	65-01-36-200-006 0	Shannon Turner - Shannon Turner	25.00	
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Count 5
Fees \$125.00
Valuation \$14,829,500.00

Imp Loc Residential Accessory Structure

11/07/2025	ILP-25-377	Residential	Imp Loc Residential Accessory Structure	65061210004600C 0	Devan Elpers - Devan Elpers	25.00	\$100,000
11/14/2025	ILP-25-379	403 E WATER ST, MT VERNON	Imp Loc Residential Accessory Structure	65270814012700C 0	Tammy Pharr - Tammy Pharr	25.00	
11/17/2025	ILP-25-381	6800 BENTHALL RD, MT VERNON	Imp Loc Residential Accessory Structure	65133010000900C 0	Troy Ricketts - Troy Ricketts	25.00	
11/17/2025	ILP-25-382	10820 BOBERG RD, EVANSVILLE	Imp Loc Residential Accessory Structure	650635400038001 0	John Rader - John Rader	25.00	
11/19/2025	ILP-25-385	10540 WOLFINGER RD, MT VERNON	Imp Loc Residential Accessory Structure	65133543000600C 0	Keith Rheinlander - Rhino Homes LLC	25.00	\$25,000
11/20/2025	ILP-25-387	Off Hibrader Rd., Wadesville, IN	Imp Loc Residential Accessory Structure	650607300016001 0	Alvin Axton - Alvin Axton	25.00	\$96,600

Count 12
Fees \$300.00
Valuation \$15,051,100.00

Permits Issued - Improvement Location

Date From 11/1/2025 and Date To 11/30/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation				
Imp Loc Residential Deck/Porch											
11/09/2025	ILP-25-373	4841 ST WENDEL-CYNTHIANA RD, WADI	Imp Loc Residential Deck/Porch	65061210001100C 0	Jennifer Schmitt - Jennifer Schmitt	25.00	\$5,000				
11/18/2025	ILP-25-384	111 Elk Trail	Imp Loc Residential Deck/Porch	65141270005600C 144	Kevin Ferrell - F&P Construction & Remodeling LLP dba Home Envy	25.00	\$9,790				
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Count	14										
Fees	\$350.00										
Valuation	\$15,065,890.00										
Imp Loc Residential New Home											
11/05/2025	ILP-25-375	10729 MIDDLE MT VERNON RD, MT VERI	Imp Loc Residential New Home	65132640015007 844	Corey Hirsch - Hirsch Custom Homes	25.00	\$980,000				
11/19/2025	ILP-25-386	6755 Springfield Rd., Wadesville, In 47638	Imp Loc Residential New Home	640	Cameron Maier - Maier Construction	25.00	\$405,000				
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Count	16										
Fees	\$400.00										
Valuation	\$16,450,890.00										
Imp Loc Wall Sign											
11/14/2025	ILP-25-380	140 SR68	Imp Loc Wall Sign	65231733000500C 0	Kathy Heck - Husk Signs	25.00	\$7,500				
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Count</td> <td style="width: 50%; text-align: right;">17</td> </tr> <tr> <td>Fees</td> <td style="text-align: right;">\$425.00</td> </tr> <tr> <td>Valuation</td> <td style="text-align: right;">\$16,458,390.00</td> </tr> </table>						Count	17	Fees	\$425.00	Valuation	\$16,458,390.00
Count	17										
Fees	\$425.00										
Valuation	\$16,458,390.00										
Imp Loc Work in Flood Plain											

Permits Issued - Improvement Location

Date From 11/1/2025 and Date To 11/30/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation
11/21/2025	ILP-25-388	Ports of Indiana	Imp Loc Work in Flood Plain	651510200001600 0	Tamra Reece - Hanson Professional Services	25.00	

Count	18
Fees	\$450.00
Valuation	\$16,458,390.00

Improvement Location Other

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation
11/03/2025	ILP-25-372	4601 STATE ROAD 62, MT VERNON	Improvement Location Other	651502400014000 680407	Mackenzie Dowdy - PCI Sales O'Brien	25.00	

Count	19
Fees	\$475.00
Valuation	\$16,458,390.00

Total Permits	19
Total Fees	\$475.00
Total Valuation	\$16,458,390